001.0	0001	0017.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	906,000 /	906,000
USE VALUE:	906,000 /	906,000
ASSESSED:	906,000 /	906,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55	-57	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSS JOHN F & CINDY W
Owner 2:	
Owner 3:	
Street 1:	2 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2434 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	473,900		432,100	906,000
Total Card	0.092	473,900		432,100	906,000
Total Parcel	0.092	473,900		432,100	906,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.23 | /Parcel: 372.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	180
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!17!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	474,000	0	4,002.	432,000	906,000	906,000	Year End Roll	12/18/2019
2019	104	FV	367,200	0	4,002.	459,100	826,300	826,300	Year End Roll	1/3/2019
2018	104	FV	367,200	0	4,002.	334,800	702,000	702,000	Year End Roll	12/20/2017
2017	104	FV	344,000	0	4,002.	291,600	635,600	635,600	Year End Roll	1/3/2017
2016	104	FV	344,000	0	4,002.	248,400	592,400	592,400	Year End	1/4/2016
2015	104	FV	306,000	0	4,002.	243,000	549,000	549,000	Year End Roll	12/11/2014
2014	104	FV	306,000	0	4,002.	199,800	505,800	505,800	Year End Roll	12/16/2013
2013	104	FV	318,600	0	4,002.	190,100	508,700	508,700		12/13/2012

PRINT

Date	Time
12/10/20	15:55:03

LAST REV

Date	Time
10/23/17	12:27:49
apro	
17	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLEARY WILLIAM	27961-227		12/10/1997		315,000	No	No		Y

USER DEFINED

Prior Id # 1:	180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/1992	655		13,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
2/18/2009	Meas/Inspect	294	PATRIOT
10/28/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA: 0.09187 | Total SF/SM: 4002 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,050 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08138871
Const Adj.:	0.98990101
Adj $ / SQ:	181.980
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643839
Depreciation:	169973
Depreciated Total:	473865

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

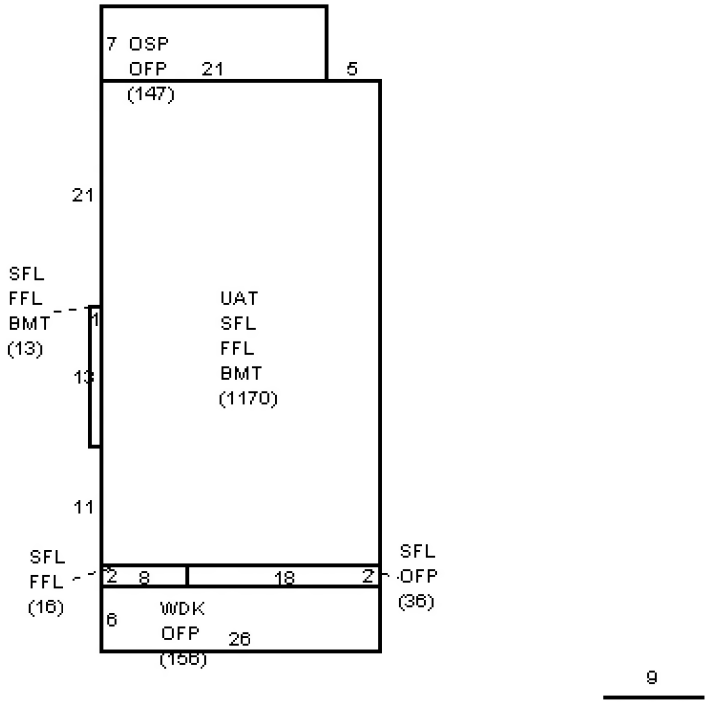
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
96	083.0-0002-0003.0		9/4/1998	279,500
92	004.0-0004-0004.0		3/11/1998	285,000
91	068.0-0002-0011.0		12/1/1998	268,000
91	001.0-0001-0025.0		5/15/1998	283,000
91	005.0-0003-0015.0		8/25/1998	323,000
91	044.0-0006-0005.0		6/26/1998	263,000

WtAv$/SQ:		AvRate:	92	Ind.Val	291269.9275

Juris. Factor:		Before Depr:	181.98
Special Features:	0	Val/Su Net:	104.11
Final Total:	473900	Val/Su SzAd	194.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,235	181.980	224,745
FFL	First Floor	1,199	181.980	218,193
BMT	Basement	1,183	54.590	64,585
OFP	Open Porch	339	21.150	7,170
UAT	Upper Attic	293	72.790	21,292
WDK	Deck	156	12.280	1,916
OSP	Screen Porch	147	30.190	4,438

Net Sketched Area:	4,552	Total:	542,339
Size Ad	2434	Gross Are	5429	FinArea	2434
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	